

Town of Leyden, MA

Planning Board

Minutes of Meeting 11/8/2023.

Attendees: Members Jim Brodeur, David Curtis, Emily Yazwinski, Sarah Bartholomew, Liz Kidder

Call to Order: The meeting was called to order at 6:30 PM by Chairman Brodeur.

Correspondence: Greenfield granted some special permits –

208 Mohawk Trail - Greenfield  
678 Bernardston Rd. - Greenfield  
6 Power Ct. - Greenfield  
12 Lower Rd. - Greenfield  
277 South St. - Greenfield  
12/2/23 – CPTC half day conference at GCC

Minutes approvals: The minutes of the October 11, 2023 regular meeting were reviewed, with Emily offering a motion to approve the minutes as presented. David Curtis seconded the motion, all voted in favor.

Update on the Solar Bylaw: Hold notice was issued to the Town in July. All paperwork has been submitted the application is complete. The new 90 day deadline is January 16, 2024 .

Discussion 63 North Country Rd.: The Movement Retreat Center, Inc. Tom Lesser is the attorney representing the Center. Three board members are present. The attorney proposed a yearly report outlining land use. The first report will be due a year from today. There have been “informal activities” that weren’t open to the public. No one will be living there full time, per Board members who report that there are approximately 17 beds, with a capacity for 25 for the septic system. They don’t know what the capacity is for a day use event, nor do they know what the parking capacity is. David Curtis was part of the special permit process for Odyssey, the prior owners, and said there was a site plan as part of that process. Chairman Brodeur requested the Board to submit a drawing delineating parking capacity and configuration.

The Board members gave a brief description of the mission – to give people a place to envision a better world.

Health Board violations – Title IV inspection wasn’t done for the sale but is now complete.

Discussion: Concern about parking and keeping the road and access clear. Beth Kuzdeba joined the meeting to give a Board of Health update – the health inspectors are involved at the property counting bedroom, septic, and well capacity, food permits, and securing the pool.

Discussed the need for Cannabis land use bylaw – this will be on the next agenda.

Discussion re: short term rental bylaws, affordable housing shortage and Board of Health requirements. Liz Kidder proposed reviewing existing bylaws to see if there are changes needed.

A motion by, David Curtis, with a second by Emily Yazwinski to close the Planning Board meeting, was voted unanimously in favor by all members present, at 7:45 PM.

Respectfully Submitted,

Sarah Bartholomew, Clerk